



33 Pontefract Road

£79,500

Crofton | Wakefield | WF4 1LL

Good sized and well maintained TWO BEDROOM mid terraced house situated to the south east of Wakefield in the popular residential village of Crofton.

 **Cooper & Cutt**
ESTATE AGENTS



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The accommodation which has good sized room's benefits from a good degree of cupboard storage space, gas fired central heating, PVCu double glazing and an enclosed paved area to the rear.

There are also many newly fitted carpets, a re-fitted kitchen and re-decoration making this ideal for a first time buyer.

GROUND FLOOR

ENTRANCE LOBBY

LOUNGE 13' 11" x 12' 0" (4.24m x 3.66m)

PVCu double glazed window. Central heating radiator

DINING KITCHEN 14' 0" x 14' 0" (4.27m x 4.27m)

Gas oven and range of recently fitted modern wall and base cupboard units incorporating stainless steel sink. Handy cupboard storage under stairs. Separate boiler cupboard. Central heating radiator. Wooden framed window.

ON BUILT PORCH / SUN ROOM 8' 11" x 6' 1" (2.72m x 1.85m)

Central heating radiator.

FIRST FLOOR

FRONT BEDROOM ONE 13' 11" x 12' 0" (4.24m x 3.66m)

Central heating radiator. Large PVCu double glazed window. Wardrobe cupboard

REAR BEDROOM TWO 14' 0" x 7' 6" (4.27m x 2.29m)

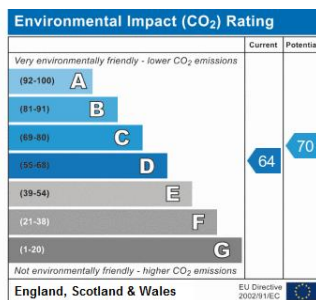
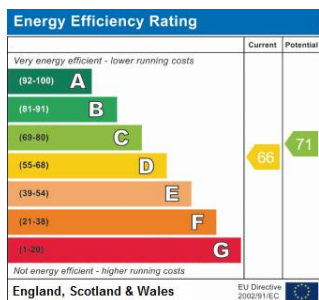
Central heating radiator. PVCu double glazed window.

BATHROOM

White suite comprising panelled bath, wash hand basin and WC. Triton shower. Central heating radiator. PVCu double glazed window unit.

OUTSIDE

Pebbled area to the front and enclosed paved area to the rear with pleasant open aspect.



COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Wakefield Metropolitan District council

OFFICE

17 Wood Street
Wakefield
West Yorkshire
WF1 2EL

T: 01924 374792

E: info@cooperandcutt.co.uk

W: www.cooperandcutt.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements